

15

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
DATE: December 19, 1968
SUBJECT: BOARD OF APPEAL REFERRALS

1252
12/19

Re: Petition No. Z-1335
Sabatino Taricano
18 Union Street, Brighton

Petitioner seeks a variance to erect a one story addition to an existing dwelling in a Residential (R-.5) District. The proposal would violate the code as follows:

Section 20-1. Rear yard is insufficient.	<u>Req'd</u> 40 ft.	<u>Proposed</u> 18.5 ft.
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The property, located on Union Street near the intersection of Union Street and Monastery Road, contains a two story frame dwelling. The petitioner would erect the proposed one story extension at the right rear of the structure and utilize it as a bedroom. The rear yard deficiency is an existing condition and the proposal would not have an injurious affect on the abutting residential properties.
Recommend approval.

VOTED: That in connection with Petition No. Z-1335, brought by Sabatino Taricano, 18 Union Street, Brighton, for a variance of insufficient rear yard to erect a one story addition to an existing dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. The rear yard deficiency is an existing condition and the proposal would not have an injurious affect on the abutting properties.

Re: Petition No. Z-1337
Gordon M. Kelley
32 Irving Street, Boston

Petitioner seeks a variance to change occupancy from four to five apartments in an Apartment (H-2-65) District. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Usable open space is insufficient.	150 sf/du	0

The property, located on Irving Street between Myrtle and Cambridge Streets, contains a 3½ story brick dwelling. The petitioner would provide the additional apartment in the basement. The proposed change would represent an undesirable increase in residential density and would intensify the existing traffic problem in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-1337, brought by Gordon M. Kelley, 32 Irving Street, Boston, for a variance of insufficient usable open space to change occupancy from four to five apartments in an Apartment (H-2-65) District, the Boston Redevelopment Authority recommends denial. The proposal would represent an undesirable increase in residential density and would intensify the existing traffic problem in the area.

720	1440
1658	3005
1000	1482
988	1520
	2385
1090	2283
1040	1800
1050	1530
1829	1489
1303	3980
1302	
	3240
1917	1524

1690	1725	1535	1535	1564	1311
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MYRTLE STREET

1138

7365

1136

1102

1139

1865

1875

1180

1269

1260

1225

1661

1175

1130

2380

1760

1421

1288

1254

1100

1100

1102

1564

1902

2595

1077

1170

1532

1586

1428

1250

1498

3068

1839

1564

1768

1298

2247

3960

3717

3040

2340

1152

1228

1279

1300

1250

816

1216

216

1168

25		6917	6918	2534
1483	965		1512	51
22	44		2200	51
1820			1880	53
2181			1906	65
1850			1842	67
1932			1815	69
1255	087		1802	71
1258			1814	74
1259			1805	75
	2082		1618	81
4034		1718	1711	81

PINCKNEY

STREET

13 31
13

1450
1123
1126
1196
1196
1000
1000
2571
4000
4882
5220
5226
5924
2996
3275
3266
3211
3245
3294
33
3247

1450
2913
3478
2680
2700
3200
4000
4882
5220
5226
5924
2996
3275
3266
3211
3245
3294
33
3247

STREET

6891

MT. VERNON PLACE

2456
2759
3364

JOY PLACE

840
840

39
36

STRE

MT. VERNON

WALNUT

STREET

2849

1440

1260

1536

1608

1862

793

1217

1450

2250

1675

1665

2415

1665

1666

1740

2815

3380

4071

2000

2000

1720

2000

1735

3000

2967

2108

2850

4100

3000

2125

975

1497

00

34

32

30

28

26

24

22

20

18

16

14

12

10

8

6

4

2

1

3054

291

5325

481

3822

2176

4816

2417

1885

2700

3005

3460

1900

3468

3750

4460

Z-1337

32 IRVING ST.

Re: Petition No. Z-1339
John G. Palmer
107 Mt. Vernon Street, Boston

Petitioner seeks a change in an existing non conforming use to change occupancy from a one family dwelling and office to insurance offices in an Apartment (H-2-65) and a Local Business (L-2) District. The proposal would violate the code as follows:

Section 9-2. A change in an existing non conforming use requires a Board of Appeal hearing.

The property, located on Mount Vernon Street near the intersection of Mount Vernon and Charles Streets, contains a three story brick structure. All but six feet of the building is situated in the L-2 district where the office use is allowed. This is a technical violation of the code and the proposal would be consistent with the commercial character of the immediate area. Recommend approval.

VOTED: That in connection with Petition No. Z-1339, brought by John G. Palmer, 107 Mt. Vernon Street, Boston, for a change in an existing non conforming use to change occupancy from a one family dwelling and office to offices in an Apartment (H-2-65) and a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval. This is a technical violation of the code. The proposed insurance office is an allowed use in the L-2 District where all but six feet of the building is located.



Re: Petition No. Z-1340
Ramada Inn
1234 Soldiers Field Road, Brighton

Petitioner seeks an extension of a non conforming use to erect a one story lounge addition to a hotel in a Light Manufacturing (M-1) District. The proposal would violate the code as follows:

Section 9-1. The extension of a non conforming use requires a Board of Appeal hearing.

The property is located on Soldiers Field Road between Everett and Telford Streets, adjacent to the Skating Club of Boston. The petitioner proposes to erect a one story addition to the rear of an existing lounge situated on the first level of a five story hotel structure. The proposed expansion is reasonable and would not interfere with the existing off-street parking spaces. Recommend approval.

VOTED: That in connection with Petition No. Z-1340, brought by Ramada Inn, 1234 Soldiers Field Road, Brighton, for an extension of a non conforming use to erect a one story lounge addition to a hotel in a Light Manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval. The proposed expansion is reasonable and would not interfere with the existing off-street parking spaces.

Re: Petition No. Z-1341
The Children's Hospital Medical Center
283 Longwood Avenue, Roxbury

Petitioner seeks a variance to erect a sign in an Apartment (H-3) District. The proposal would violate the code as follows:

Section 11-1. A sign which exceeds two square feet in area is not allowed in an H-3 district.

The property is located on Longwood Avenue at the intersection of Longwood Avenue and Blackfan Street, directly opposite the Medical Center. The petitioner proposes to erect a 3'x7 $\frac{1}{2}$ ' metal and glass illuminated "Parking" sign for their parking facility on Blackfan Street. The sign would project 5 $\frac{1}{2}$ feet over the public sidewalk on Longwood Avenue. The staff has no objection to the use but is of the opinion that it should be set back within the property line with no projection over the sidewalk. This setback would still afford ample visibility. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1341, brought by the Children's Hospital Medical Center, 283 Longwood Avenue, Roxbury, for a variance of excessive height to erect a sign in an Apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided the sign is set back within the property line with no projection over the public sidewalk. This setback would still afford ample visibility.



4431

4431

LONGWOOD

STREET

STREET

46,797

28,283

LONGWOOD
MEDICAL
BLDG.

44

39,324

76,75

AVENUE

BLACKFAN

CHILDREN

HOSPITAL

4426

HARVARD

MEDICAL

SCHOOL

SHATTUCK

Z-1341

283 LONGWOOD AVE.

PETER

BENT

Re: Petition No. Z-1338
Gerald Ginsberg
38 Blue Hill Avenue, Roxbury

Petitioner seeks a non conforming use permit to erect a one story office and warehouse structure in a Local Business (L-1) District. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An industrial use is forbidden in an L-1 district.		
Section 20-1. Rear yard is insufficient.	20 ft.	5 ft.

The property, located on Blue Hill Avenue at the intersection of Blue Hill Avenue and Huckins Street, contains 4994 square feet of vacant land. The petitioner proposes to erect a one story masonry structure for an office and the storage of waste materials (scrap, metals, etc.). The site is being considered for a major new school facility by the Public Facilities Department and the Model Cities Administration and would not be appropriate for industrial development. Recommend denial.

VOTED: That in connection with Petition No. Z-1338, brought by Gerald Ginsberg, 38 Blue Hill Avenue, Roxbury, for a non conforming use permit and a variance of insufficient rear yard to erect a one story office and warehouse building in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. The site is being considered for acquisition and future construction of a major school facility by the Public Facilities Department and the Model Cities Administration. The petitioner's proposed industrial development would be inappropriate for this semi-residential area.



4170

71,864

Z-1338
38 BLUE HILL AVE

4173

4228

4229

4172

5034

WINTHROP

LA CRANGE

HUCKINS

PARTRIDGE

LEWIS

ROLLINS

BLUE HILL

DENNIS

HOME FOR THE AGED

WOODWARD

ORELAND

ST. JORD